



City of Molalla
Planning Commission - Regular Meeting Minutes
June 3, 2026
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla Planning Commission Meeting of June 3, 2026, was called to order by Chairman Doug Eaglebear at 6:30 pm.

COMMISSIONER ATTENDANCE

Present: Commissioner Chair Doug Eaglebear, Commissioner Clint Ancell, Commissioner Connie Sharp, Commissioner Martin Ornelas, Commissioner David Potts, Commissioner Brady Rickey.

STAFF IN ATTENDANCE

Present: Assistant City Manager, Mac Corthell; Associate Planner, Claressa Davis; Engineering Section Manager, Sam Miller, and City Recorder, Christie Teets.

PRESENTATIONS, PROCLAMATIONS & CEREMONIES

None.

CONSENT AGENDA

A. Planning Commission Meeting Minutes – May 6, 2026

ACTION:

Commissioner Ancell moved to approve the Consent Agenda; Commissioner Potts seconded. **Motion passed 6-0.**

AYES: Sharp, Ancell, Potts, Rickey, Ornelas, Eaglebear.

NAYS: None.

ABSTENTIONS: None.

PUBLIC COMMENT

None.

PUBLIC HEARINGS:

Commissioner Chair Eaglebear opened Public Hearing at 6:38pm for consideration of a consolidated quasi-judicial land use application. The applications, SDR01-2026, CUP01-2026, ADJ01-2026, and ADJ02-2026 are for a Site Design Review, Conditional Use Permit, and two Adjustments for a new Self-Storage and Truck Rental Use at Lot 3 and 4 of the Industrial Subdivision, addressed as 545 OR-211

Associate Planner Davis provided the staff report, with a full outline of the intended use of the applicant. Ms. Davis stated that the application was considered light industrial. *(Staff report conditions are attached to these Meeting Minutes.)*

The special sauce of this application is pressure reducing valves. Ms. Davis provided further details regarding the requirements. She relayed that the applicant had been amenable to each condition.

Kyle Campian, President of U-Haul, greeted Commissioners and thanked them for their time. He shared his excitement regarding the opportunity to create a facility and serve the citizens of Molalla. *(For full account of Planning Associate Davis staff report review YouTube meeting recording minutes 18:12 – 33:51)*

Chair Eaglebear closed the Public Hearing at 7:00pm.

ACTION:

Commissioner Chair Eaglebear moved to approve SDR01-2026, CUP01-2026, ADJ01-2026, and ADJ02-2026, subject to the conditions of approval as set forth in the staff report, and to authorize the Chair to sign a final decision approving application SDR01-2026, CUP01-2026, ADJ01-2026, and ADJ02-2026 and incorporating the findings from the staff report; Commissioner Ancell seconded. **Motion passed 6-0.**

AYES: Sharp, Ancell, Potts, Rickey, Ornelas, Eaglebear.

NAYS: None.

ABSTENTIONS: None.

GENERAL BUSINESS:

None.

STAFF COMMUNICATION

- **Assistant City Manager Corthell:** provided updates on several major capital projects. He reported that the Wastewater Treatment Plant project is approximately 60 percent complete and highlighted recent project modifications that are expected to reduce overall costs through construction sequencing efficiencies, biosolids management changes, and potential grant funding opportunities. He also reported that the Water Intake project was nearing 30 percent design completion and shared that the City has secured approximately federal funding to support the project.
- **Associate Planner Davis:** no report.
- **Engineering Section Manager Miller:** no report.
- **City Recorder Teets:** shared that applications are being accepted for the vacant Planning Commission position. She also reported the filing period for the November 2026 City Council election was open. Three council positions would be on the ballot.

COMMISSION COMMUNICATION

- **Commissioner Rickey:** no report.
- **Commissioner Potts:** no report.
- **Commissioner Ancell:** no report.
- **Commissioner Sharp:** reminded community members to register early for the upcoming Giant Street Parade. Noted parade participation may be capped due to anticipated high interest associated with the nation's 250th anniversary celebration.
- **Chairman Eaglebear:** update on construction of the new school, noting that building framing, roof installation, and site infrastructure work are progressing steadily. She reported that utility and roadway improvements along Lynn Lane are underway and observed that the school project, along with nearby industrial development, is expected to significantly transform the area upon completion.

ADJOURNMENT

Chair Eaglebear adjourned the meeting at 7:19pm.

For the complete video account of the Planning Commission Meeting, please visit the
City of Molalla official YouTube page

[City of Molalla | Oregon – Molalla Planning Commission | June 3, 2026](#)



Doug Eaglebear, Planning Commission Chair

Prepared By:

Attest:



Crystal Robles, Deputy City Recorder



Christie Teets, City Recorder